

Attorney or Party Name, Address, Telephone and Fax Number, and CA State Bar Number William M. Burd – Bar No. 90801 Karen Sue Naylor – Bar No. 144273 200 West Santa Ana Boulevard Suite 400 Santa Ana, CA 92701 Telephone (714) 708-3900 Facsimile (714) 708-3949  Attorneys for Chapter 7 Trustee Karen Sue Naylor	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	CASE NO.: 8:09-bk-15234 ES
In re: <b>JOHN A. PATTON and COLLEEN M. PATTON</b>  Debtors	

## NOTICE OF SALE OF ESTATE PROPERTY

<b>Sale Date:</b> January 21, 2010	<b>Time:</b> 10:30 a.m.
<b>Location:</b> 411 West Fourth Street, Courtroom 5A, Santa Ana, California 92701	

Type of Sale: ☒ Public ☐ Private Last date to file objections: January 7, 2010

Description of Property to be Sold: Real property located at 2400 Holly Lane, Newport Beach, California 92663

Terms and Conditions of Sale: Sale is "as is, where is" without any warranties or representations. Any bidder must deposit \$50,000.00 with the Trustee on or before January 19, 2010 at 4:00 p.m. All bids must be cash, non-contingent, and on the same terms and conditions, other than price, as the original offer. The successful bidder shall reimburse the original bidder up to \$2,000.00 in costs for which proof of expenditures must be submitted. The deposit of the successful bidder is non-refundable unless escrow fails to close due only to the fault of the Trustee.

Proposed Sale Price: \$ 1,520,000.00

Overbid Procedure (If Any): Initial overbid of \$1,530,000.00, subsequent overbids in \$2,000.00 increments.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

<b>Sale Date:</b> January 21, 2010	<b>Time:</b> 10:30 a.m.
<b>Location:</b> 411 West Fourth Street, Courtroom 5A, Santa Ana, California 92701	

Contact Person for Potential Bidders (include name, address, telephone, fax and/or email address):

Clarence Yoshikane  
Prudential California Realty  
2405 McCabe Way  
Irvine, CA 92614  
(949) 794-5724 Fax (949) 553-9799

Date: December 24, 2009

In re: JOHN A. PATTON and COLLEEN M. PATTON	Main Document Page 2 of 2	Chapter 7
Debtor(s)		Case No. 8:09-bk-15234 ES

**PROOF OF SERVICE OF DOCUMENT**

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is: 200 West Santa Ana Boulevard, Suite 400, Santa Ana, California 92701.

The foregoing document described as **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner indicated below:

**I. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF")** – Pursuant to controlling General Order(s) and Local Bankruptcy Rule(s) ("LBR"), the foregoing document will be served by the court via NEF and hyperlink to the document. On 12/24, 2009, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following person(s) are on the Electronic Mail Notice list to receive NEF transmission at the email address(es) indicated below:

Office of U.S. Trustee  
Jonathan R. Ellowitz, Debtor's Counsel

ustpreion16.sa.ecf@usdoj.gov  
jreesq@sbcglobal.net

☐ Service information continued on attached page.

**II. SERVED BY U.S. MAIL OR OVERNIGHT MAIL** (indicate method for each person or entity served: On 12/24, 2009, I served the following person(s) and/or entity(ies) at the last known address(es) in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States Mail, first class, postage prepaid and/or with an overnight mail service addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Debtors  
John A. Patton  
Colleen M. Patton  
2400 Holly Lane  
Newport Beach, CA 92663

Buyers' Real Estate Agent  
Jason Godoy  
Coldwell Banker  
4 San Joaquin Plaza Suite 260  
Newport Beach, CA 92660

Trustee's Real Estate Agent  
Clarence Yoshikane  
Prudential California Realty  
2405 McCabe Way  
Irvine, CA 92614

[All served via U.S. Mail]

☐ Service information continued on attached page.

**III. SERVED BY PERSONAL DELIVERY, FACSIMILE TRANSMISSION OR EMAIL** (indicated method for each person or entity served: Pursuant to Fed.R.Civ.Proc. 5 and/or controlling LBR, on 12/24, 2009, I served the following person(s) or entity(ies) by personal delivery, or (for those who consented in writing to such service method) by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on the judge will be completed no later than 24 hours after the document is filed.

Hon. Judge Erithe A. Smith  
U.S. Bankruptcy Court  
411 West Fourth Street Suite 5041  
Santa Ana, CA 92701

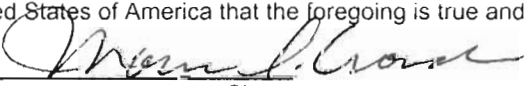
[via personal delivery]

☐ Service information continued on attached page.

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

12/24/09  
Date

Morna I. Crouch  
Type Name

  
Signature